



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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IN REPLY PLEASE
REFER TO FILE: PM-2

July 25, 2002

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**CENTRAL ARRAIGNMENT COURT AND PARKING LOT 75
EARTHQUAKE RECOVERY PROJECTS
ADOPT AND ADVERTISE
AWARD AGREEMENT
SPECS. 5728 AND 5690; LACO 5979 AND 6521
SUPERVISORIAL DISTRICT 1
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT
YOUR BOARD:**

1. Find the repair of the Central Arraignment Court and Parking Lot 75 categorically exempt under the California Environmental Quality Act, as specified in Appendix G, Class 1, Subsection (c), of the County of Los Angeles Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987.
2. Approve and authorize the Director of Public Works to deliver the projects.
3. Adopt plans and specifications for the Central Arraignment Court earthquake repair project at an estimated repair construction cost between \$652,200 and \$897,000 and Parking Lot 75 at an estimated repair construction cost between \$803,000 and \$1,104,200, financed from the Federal and State Disaster Aid Budget and a net County cost commitment. Instruct the Executive Officer to advertise for bids to be received and opened on September 4, 2002, in

accordance with the "Instruction Sheet for Publishing Legal Advertisements" (Enclosure B).

4. Authorize the Director of Public Works to execute an agreement with the apparent lowest responsible bidder to prepare a baseline construction schedule for a not to exceed fee of \$5,000 funded by existing project funds and establish the effective date following Board approval.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended actions will authorize competitive bidding to perform structural and architectural repairs of the Central Arraignment Court and Parking Lot 75 at the Central Jail complex.

The Arraignment Court is a 165,000-square-foot, two-story facility that is structurally connected to and situated above the 257,300-square-foot Parking Lot 75. The two reinforced concrete and steel structures sustained damage as a result of the 1994 Northridge earthquake. The damage consists primarily of cracks in the concrete walls, floor slabs, and beams.

The repairs include epoxy injecting the concrete walls, slabs, and structural members and FEMA-funded structural Hazard Mitigation modifications to the security corridor suspended below the floor of the courthouse. The modifications will strengthen the corridor and reduce the potential for further damage in future seismic events. The projects include Title 24 accessibility compliance work.

One construction contract to repair both facilities will be issued because the facilities are physically attached and the repairs are consistent in scope.

The recommended agreement for a baseline schedule enables Public Works to authorize the preparation of a baseline construction schedule by the apparent low bidder. If a schedule fully conforming to the project specifications is not submitted, the Director may determine the bidder nonresponsible and would then return to your Board to recommend an award to the next apparent lowest responsible bidder contingent on that bidder completing a fully conforming baseline schedule.

Implementation of Strategic Plan Goals

These actions meet the County's Strategic Plan Goal of Service Excellence since this construction contract will provide a safer building that could prevent injuries or loss of life from future seismic events.

FISCAL IMPACT/FINANCING

The repair of the facilities is funded through the FEMA Grant Acceleration Program and a net County cost commitment, as appropriate. Subject to expenditure audits and approvals by FEMA/OES, the anticipated net County cost commitment for the Central Arraignment Court is \$346,382. The anticipated net County cost commitment for the Parking Lot 75 is \$1,637,637. The total estimated project costs are \$1,597,000 and \$1,701,000, respectively.

The Projects Schedule and Budget Summary are included in Enclosure A.

Public Works' fair construction cost estimate for the base contract to repair the Central Arraignment Court is between \$652,200 and \$896,700, and the estimate for the base contract to repair Parking Lot 75 is between \$803,000 and \$1,104,200.

A change order contingency fund, equal to approximately 15 percent of the construction cost estimate, is included in each project budget. No expenditures from these funds will be made without the Chief Administrative Office's review and authorization.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring of qualified displaced County employees will be included in the contract.

The projects specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for contract award, bidders will be required to attest their willingness to consider Greater Avenues for Independence Program participants for future employment.

The State Labor Code requires contractors to pay prevailing wage rates to all persons employed on Public Works contracts.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

Bidders will be required to be in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Los Angeles County Code 2.203 (Contractor Employee Jury Service Program).

To ensure that the contract is awarded to a responsible contractor with a satisfactory history of performance, bidders are required to report violations of the False Claims Act, their civil litigation history, and information regarding prior criminal convictions. The information reported will be considered before making a recommendation to award.

ENVIRONMENTAL DOCUMENTATION

The projects are categorically exempt as specified in Appendix G, Class 1, Subsection (c), of the Revised Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, which allows for the repair, maintenance, or minor alteration of existing public facilities or mechanical equipment involving negligible or no expansion of use beyond that previously existing at the facility. FEMA has determined that these projects qualify as categorically exempt under Part 10 of Title 44 of the Code of Federal Regulations.

CONTRACTING PROCESS

Advertising for bids will be in accordance with the County's standard "Instruction Sheet for Publishing Legal Advertisements" (Enclosure B).

As requested by your Board on February 3, 1998, these contract opportunities will be listed on the Office of Small Business website.

Public Works has evaluated and determined that the Living Wage Program (County Code Chapter 2.201) does not apply to the recommended contract as this contract is for non-Proposition A services.

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Following receipt of bids, we will return to your Board for construction contract award.

Participation by Community Business Enterprises in the projects will be encouraged through Public Works' Capital Projects CBE Outreach Program and by monitoring the good faith efforts of bidders to utilize CBEs.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on any other budgeted programs or projects as a result of these actions. All construction activities at the Central Arraignment Court will be performed after hours to minimize disruption of operations. Repair of Parking Lot 75 will be coordinated with the court staff and closely monitored to ensure the safety and security of the public and staff.

CONCLUSION

Please return one adopted copy of this letter to Chief Administrative Office and Public Works.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

ML:cv

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Enc. 2

cc: County Counsel
Department of Public Social Services (GAIN Program)
Office of Affirmative Action Compliance
Superior Court

July 25, 2002

ENCLOSURE A

**CENTRAL ARRAIGNMENT COURT AND PARKING LOT 75
EARTHQUAKE RECOVERY PROJECTS
ADOPT AND ADVERTISE
AWARD AGREEMENT
SPECS. 5728 AND 5690; LACO 5979 AND 6521; DSR 98109, 14906**

I. PROJECTS SCHEDULE

Projects Activity	Scheduled Completion Date
Project Program	09/14/99*
Design	
Contract Execution	08/20/97*
Construction Document Submittal	11/14/01*
Jurisdictional Approval	01/15/02*
Adopt and Advertise	08/06/02
Award Construction Contract	10/08/02
Construction	
Substantial Completion	07/28/03
Acceptance	09/30/03

* Indicates completed activity

II. PROJECTS BUDGET SUMMARY

Budget Category	Project Budget Arraignment Court	Project Budget Parking Lot 75	Total Projects Budget
Construction			
(a) Construction	\$ 815,200	\$ 1,003,800	\$ 1,819,000
(b) Bid Range Budget (10 percent)	<u>81,520</u>	<u>100,400</u>	<u>181,920</u>
Subtotal	896,720	1,104,200	2,000,920
(c) Change Orders (15 percent)	<u>122,280</u>	<u>150,600</u>	<u>272,880</u>
Subtotal	\$ 1,019,000	\$ 1,254,800	\$ 2,273,800
Equipment	\$	\$	\$
Consultant Services			
(a) Design Services	\$ 185,400	\$ 86,000	\$ 271,400
(b) Construction Management	223,400	241,400	464,800
(c) Survey, Testing & Inspections	<u>21,200</u>	<u>25,000</u>	<u>46,200</u>
Subtotal	\$ 430,000	\$ 352,400	\$ 782,400
Miscellaneous Expenditures			
(a) Print/Blueprinting	\$ 3,300	\$ 3,400	\$ 6,700
(b) Legal Advertising	<u>1,900</u>	<u>2,300</u>	<u>4,200</u>
Subtotal	\$ 5,200	\$ 5,700	\$ 10,900
Jurisdictional Review and Plan Check	\$ 2,000	\$ 2,200	\$ 4,200
County Services	\$ 140,800	\$ 85,900	\$ 226,700
TOTAL	\$ 1,597,000	\$ 1,701,000	\$ 3,298,000

July 25, 2002

ENCLOSURE B

**CENTRAL ARRAIGNMENT COURT
AND PARKING LOT 75
EARTHQUAKE RECOVERY PROJECTS
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AWARD AGREEMENT
SPECS. 5728 AND 5690; LACO 5979 AND 6521; DSR 98109, 14906**

PUBLISHING LEGAL ADVERTISEMENTS: In accordance with the State of California Public Contract Code Section 20125, you may publish once a week for two weeks in a weekly newspaper, or ten times in a daily newspaper. Forward three reprints of this advertisement to Architectural Engineering Division, Department of Public Works, 900 South Fremont Avenue, 8th Floor, Alhambra, California 91803-1331.

**OFFICIAL NOTICE
INVITING BIDS**

Notice is hereby given that Public Works will receive sealed bids for furnishings, materials, labor, and equipment required to complete construction for the following work:

<u>SD</u>	<u>SPECS</u>	<u>PROJECT</u>	<u>BID DOC. FEE</u>	<u>DATE OF BID OPENING</u>
1	5728 5690	Central Arraignment Court and Parking Lot 75 429 East Bauchet Street Los Angeles, CA 90012	No fee	09/04/02

Copies of the project manual and drawings may be obtained at the Cashier's Office, Department of Public Works, 1st Floor, 900 South Fremont Avenue, Alhambra, California 91803, for the fee stated above. For bid information, please call (626) 458-2563. Each bid shall be submitted on the required form, sealed, and filed at the Cashier's Office before 10:45 a.m. on the date indicated. Bids will be publicly opened, examined, and declared by Public Works at 11:00 a.m. on this date in Conference Room C, 1st Floor, 900 South Fremont Avenue, Alhambra, California 91803.

Bids must conform to the drawings and project manual and all bidding requirements. This project requires the prime contractor to possess a "B" license classification at the time of award. The contractor should verify to his/her satisfaction that he/she holds the correct license for this type of project.

PRE-BID CONFERENCE

The Public Works' Project Management Team will hold a mandatory pre-bid conference at 10:00 a.m. on Tuesday, August 27, 2002, at the Central Arraignment Court and Parking Lot 75, located at 429 East Bauchet Street, Los Angeles, California 90012, to provide information on the project, bidding process, and answer any questions that the potential bidders may have. To be considered responsive to this invitation for bid, bidders must attend the mandatory pre-bid conference. Bids from bidders who do not attend the pre-bid conference will be rejected as nonresponsive. For further directions, please contact Mr. Zaim Khayat with the Public Works' Project Management Team at (626) 300-3220.

OTHER INSTRUCTIONS

The County supports and encourages equal opportunity contracting. The contractor shall make good faith efforts, as defined in Section 2000 of the Public Contract Code to contract with Community Business Enterprises.

The Board of Supervisors reserves the right to reject any or all bids or to waive technical errors and discrepancies in bids submitted in the public's interest.

Si necesita información en español, por favor llame al Telefono (626) 458-2563.



Upon 72 hours notice, the Department can provide program information and publications in alternate formats or make other accommodations for people with disabilities. In addition, program documents are available at our main office in Alhambra (900 S. Fremont Ave.), which is accessible to individuals with disabilities. To request accommodations ONLY, or for more ADA information, please contact our departmental ADA Coordinator at (626) 458-4081 or TDD (626) 282-7829, Monday through Thursday, from 7:00 a.m. to 5:30 p.m.

Enclosure B
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Con 72 horas de noticia, el Departamento puede proveerle información y publicaciones sobre el programa y formatos alternativos o hacer adaptaciones para incapacitados. Además, documentación sobre el programa está disponible en nuestra oficina principal en Alhambra (900 S. Ave. Fremont), la cual es accesible para individuos con incapacidades. Para solicitar adaptaciones SOLAMENTE, o para mas información del ADA, pongase en contacto con nuestro Coordinador del ADA del departamento al (626) 458-4081 o TDD (626) 282-7829, de Lunes a Jueves de las 7:00 a.m. a 5:30 p.m.

By order of the Board of Supervisors of the County of Los Angeles, State of California, dated August 6, 2002.

Specs. 5728 and 5690

VIOLET VARONA-LUKENS, EXECUTIVE OFFICER
OF THE BOARD OF SUPERVISORS